

# Unit 41-PH2 - Aquamar Las Olas

41-PH2 - 21 Isle of Venice Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: RX-11162196  
 Status: Active  
 Size: 2,531 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces,Covered  
 View: Intracoastal,Pool  
 List Price: \$2,699,999  
 List PPSF: \$1,067  
 Valuated Price: \$2,700,000  
 Valuated PPSF: \$1,067

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 20  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

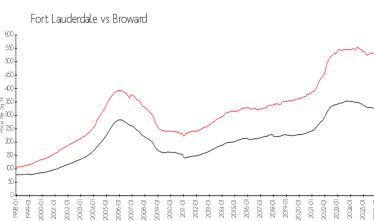
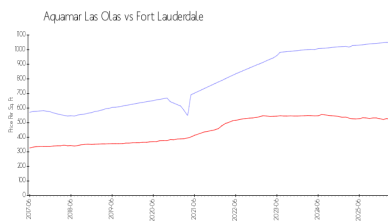
Aquamar  
 Address: 90 Isle of Venice Dr,  
 Fort Lauderdale, FL 33301,

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 301    | 3,308 sq ft | Mar 2026     | \$3,300,000 | \$998 |
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## Market Information



Aquamar Las Olas: \$1048/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.

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 Broward: \$304/sq. ft.

## Inventory for Sale

Aquamar Las Olas: 15%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Aquamar Las Olas: 86 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days

